

SOUTHGATE ESTATES

OIEO

£375,000

2 2 2

The Annexe, Old Embercombe Cottage,
Higher Ashton, Devon, EX6 7QT


HOPE THE CHAOS





The Annexe, Old Embercombe Cottage

A delightful two bedroom characterful cottage believed to date back to the late 17th century, nestled in the picturesque village of Higher Ashton. The property is complemented by beautiful cottage gardens and an abundance of period features adding to the charm of the property with two floors offering spacious living accommodation.

Higher Ashton is a small village located just 9 miles from the city of Exeter, allowing the benefit of a rural lifestyle with the ease of nearby amenities. The village itself features a medieval church and many leafy countryside walks and footpaths. Nearby, Lower Ashton benefits from The Manor Inn, a family owned restaurant and pub.

What 3 Words: ///search.jumps.spinners





Ground Floor The well-proportioned ground floor accommodation enjoys two attractive reception rooms each boasting exposed beams and many other character features including an inglenook fireplace with an original bread oven in the living room. The dining room opens into the kitchen which enjoys a 4 Oven Electric AGA and plenty of cupboard space. There is also a lean-to allowing space for further appliances, and a downstairs shower room.

First Floor The first floor accommodates two sizeable double bedrooms attractively furnished with wooden floorboards and diamond-leaded windows overlooking the surrounding countryside. The main bathroom is also located here enabling wash room facilities on both levels.

Outside The cottage is surrounded by inviting gardens offering a number of spaces to enjoy the peaceful surroundings. A side section of garden is mainly laid to gravel chippings featuring a patio area with space for seating with well-established roses and other plants. The pleasant rear garden is mainly laid to lawn incorporating flower bed borders which are well-stocked with a variety of plants and shrubs. There are also fruit trees including an apple and fig tree. At the top of the garden is a patio area allowing space for al-fresco dining with a view across the remainder of the garden. To the front of the property is off-road parking for multiple vehicles.

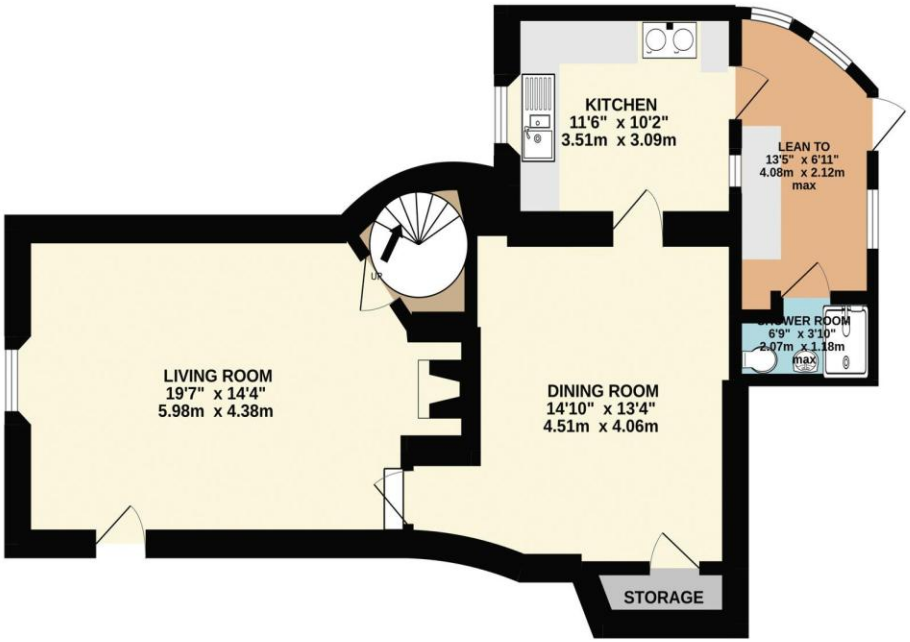
Property Information Tenure: Freehold, Council Tax Band: C

- *2 Bedrooms*
- *Grade II Listed*
- *Characterful Cottage*
- *Front & Rear Gardens*
- *Idyllic Location*
- *Off-Road Parking*

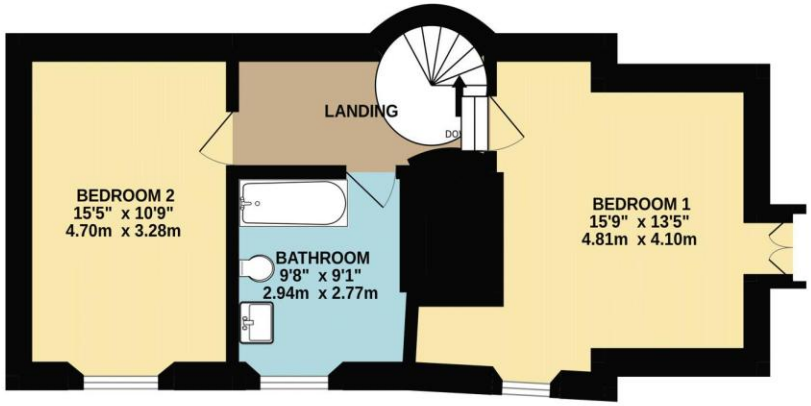




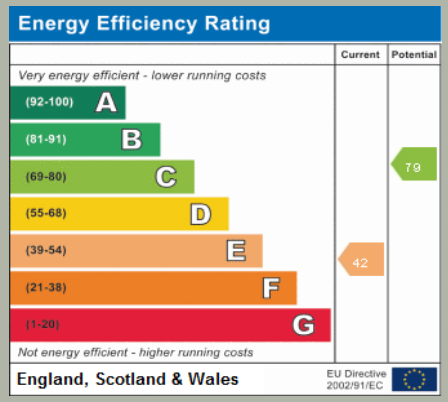
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



The Property Ombudsman

www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk